

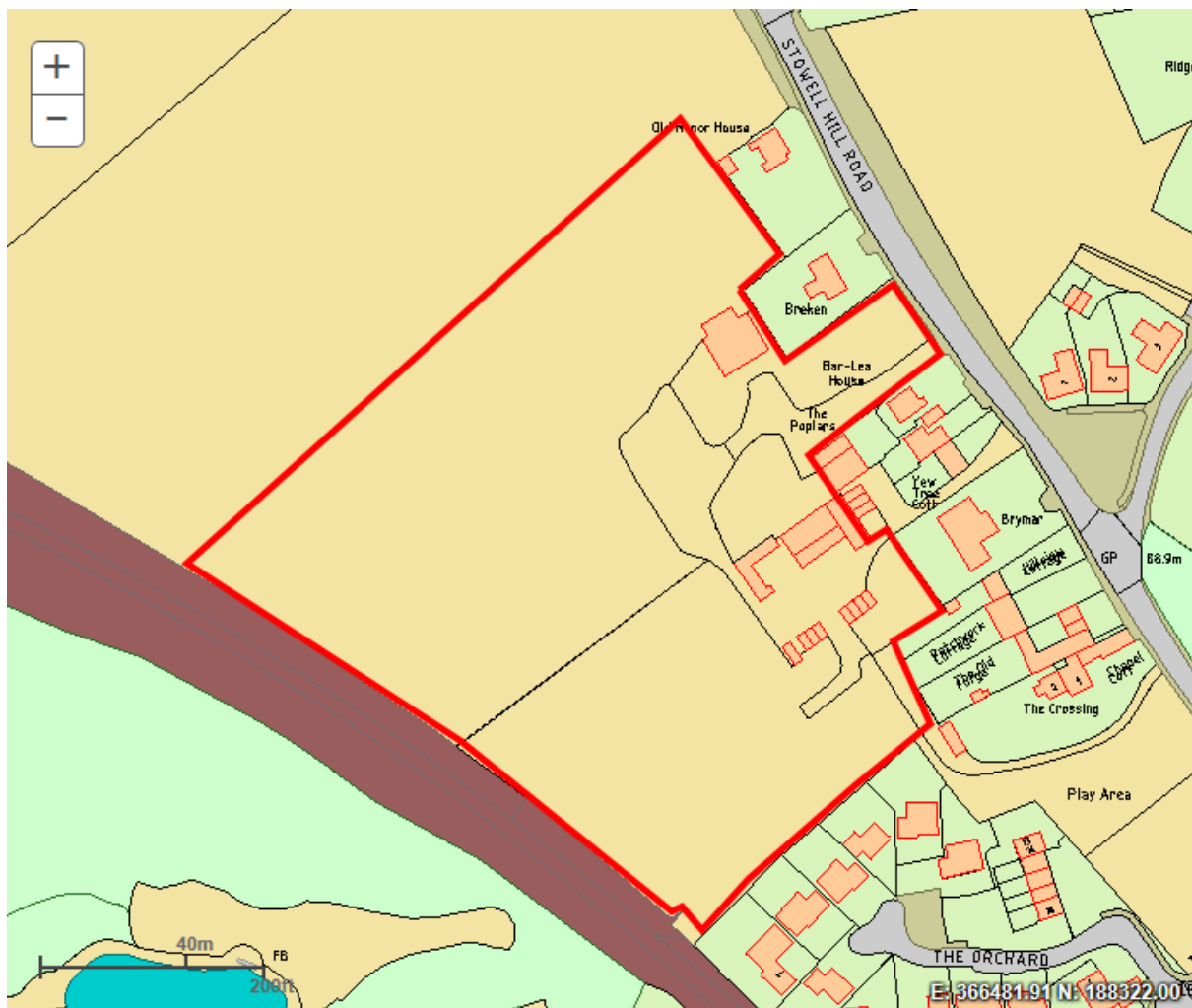
INFORMATION COVER SHEET

Site Location: Land To The West Of Stowell Hill, Tytherington

Capacity: 29

Trajectory Code: 0211

Application Number: PT17/2331/O



Included in this pack as a document;

- ☒ Site location plan.
- ☒ Residential Site Assessment Deliverability Questionnaire 2019.
- ☒ Statement from case officer regarding delivery.

Additional documentation for this site can be found on Public Access via the provided [link below](#), with the table outlining specific documents relating to the deliverability of this site.

Link to Application: <https://developments.southglos.gov.uk/online-applications/applicationDetails.do?keyVal=OQ036KOKG3G00&activeTab=summary>

Documents	Steps to view Documents
Application Form	<ol style="list-style-type: none"> 1) Navigate from the application details page to the Documents tab. 2) Once in Documents tab, select filter by and click description. 3) Type in the word "Application" and click apply. 4) Select the most recent version available to view document.
Delegated Committee Reports	Repeat process above but replace Application with " Delegated ".
Decision Notice	Repeat process above but replace Application with " Decision ".
Phasing Plan and information from Design and Access Statement	Repeat process above but replace Application with " Design ".

(Note: Supplementary documents will follow in due course).



For **further guidance** on how to access the documents above, please see **screenshot below**.

Select the description option. (A search bar will appear afterwards).














Documents Tab.

Click on  to view one document at a time.

Details Constraints (38) **Documents (34)** Related Cases (3) Map Make a Comment

Filter By: Document Type  Show All  [Apply](#)

You can select up to 25 documents to download in one archive file at a time.

	Date Published ▾	Document Type ▾	Description ▾	View 
<input type="checkbox"/>	26 Mar 2015	Application Form		
<input type="checkbox"/>	05 Dec 2016	Application Form	APPLICATION FORM	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	ARBORICULTURAL IMPACT ASSESSMENT	
<input type="checkbox"/>	22 May 2015	Consultee Comment	ARCHAEOLOGY	
<input type="checkbox"/>	26 Mar 2015	Correspondence	COVERING LETTER	
<input type="checkbox"/>	04 Jun 2015	Decision	DECISION NOTICE	
<input type="checkbox"/>	11 Jun 2015	Report	DELEGATED REPORT	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	DESIGN AND ACCESS STATEMENT	
<input type="checkbox"/>	10 Apr 2015	Supporting Document	DOCUMENT REGISTER	
<input type="checkbox"/>	28 Apr 2015	Consultee Comment	DRAINAGE OFFICER	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	ECOLOGICAL APPRAISAL	
<input type="checkbox"/>	27 Apr 2015	Consultee Comment	ECOLOGY	

Application No.: PT17/2331/O
Land To The West Of Stowell Hill Road
Tytherington
South Gloucestershire
GL12 8UH

**Residential Site Assessments
Deliverability Questionnaire 2019**

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land To The West Of Stowell Hill, Tytherington	29	0211	PT17/2331/O

Contact details:

Contact name:	Telephone:
Address:	E-mail:

Question 1 - Current use?

Vacant					
In use	1	Current use	Farm yard and field	Anticipated end date of current use	Spring 2020

Question 2 - Is the site in control of a house builder?

Yes	Yes	Which house builder?	Woodstock Homes
No		What are the arrangements for bringing the site forward (marketing etc.)?	

Question 3 – What is your anticipated timescale for the planning application/delivery process?

Milestone	Anticipated date MM/YY
Submission of pre-application	Done
Submission of outline application	Done
Submission of first/subsequent reserved matters/full application	Full application October 2019
Commencement of site marketing	
Work commences on site	Spring 2020
First completions	End 2020
Anticipated end date for competitions on site	2021

Question 4 – Completions to date and future anticipated completions

- a) Our site visits up to April 2019, recorded completions in monitoring year 2018/2019 (our monitoring year runs April to April)
- As of April 2019, **29** units were yet to be completed on the site.
 - If you consider that the number of units to be completed is different, please can you confirm how many units are yet to be completed & any reason for the difference in numbers:

Number of units to be completed	
Rationale for any difference between SGC 2019 figure and your stated figure	

- b) With reference to number of units to be completed on your site - Please provide the anticipated completion of remaining units, by year. **To note - our monitoring year runs from 1st April – 31st March.**

	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
April			2					
May			2					
June			2					
July			2					
Aug			1					
Sept								
Oct								
Nov								
Dec		2						
Jan		2						
Feb		12						
Mar		2						

Question 5-

Please outline if there are any constraints or any other factors which would impact upon delivery of this site?

Constraint	Yes/No	Details/actions needed to overcome. Timescales for resolutions including third party interests.
<i>Physical constraints</i>		
Contaminated Land		
Existing buildings/structures		
Land form/topography		
Infrastructure requirements		

Relying on other parcels/phases to be built out		
Other		
Financial Constraints		
Viability/development costs		
Ownership		
Planning obligations	Yes	Spring 2020
Market conditions for type of site		
Other		
Environmental Constraints		
Flood Risk/Drainage		
Wildlife/biodiversity/protected habitats	yes	Spring 2020
Trees	yes	
Air quality/noise	yes	
Other		
Other Constraints – please list		

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by **31/10/2019**

Case Officer Statement

Site Location:	Application Number:	Case Officer
Land To The West Of Stowell Hill, Tytherington	P19/14956/F – resubmission Previous refs: PT18/6206/RVC PT17/2331/O	Anne Joseph

1. From your understanding of the site, do you agree with the delivery forecast that the developer has sent through?

YES	X
NO	

2. Is there any other information about constraints etc. you're aware of that may affect delivery rates on this site?

The delivery rate proposed by the developer is considered appropriate.

Case officer name: _____Anne Joseph_____

Date: ____12.11.19_____